A1

N.G.A.

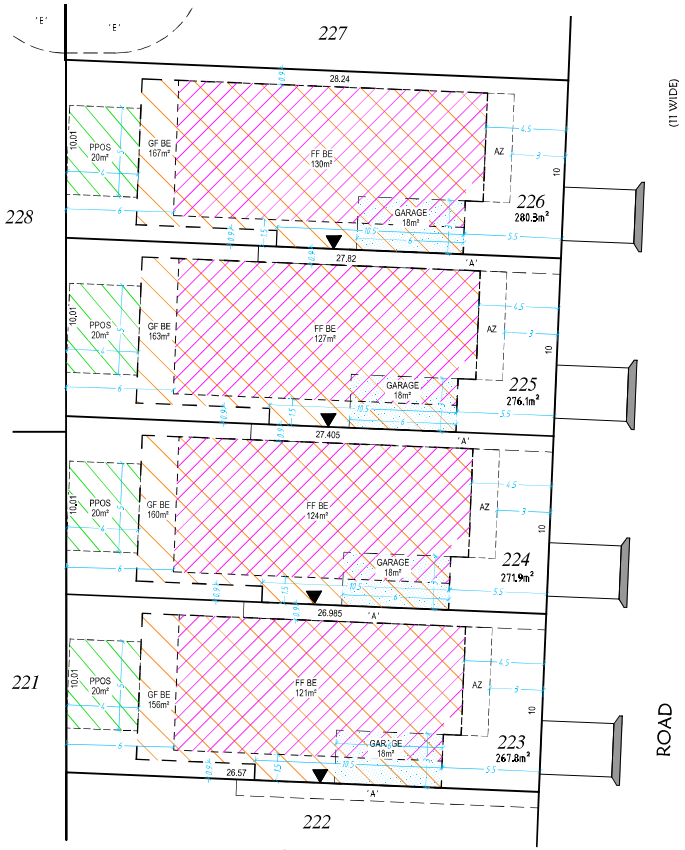

DIAGRAM - 1
BEP - LOTS (223 TO 226)

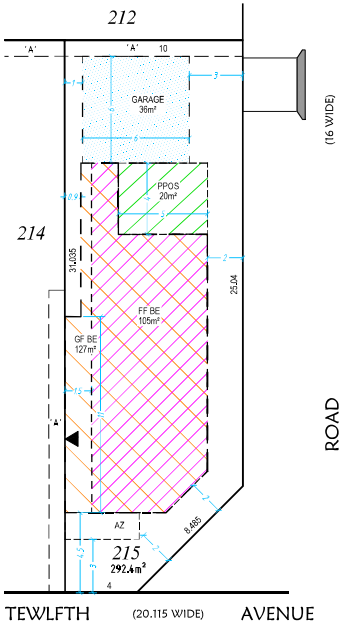

DIAGRAM - 3
BEP - LOT 215

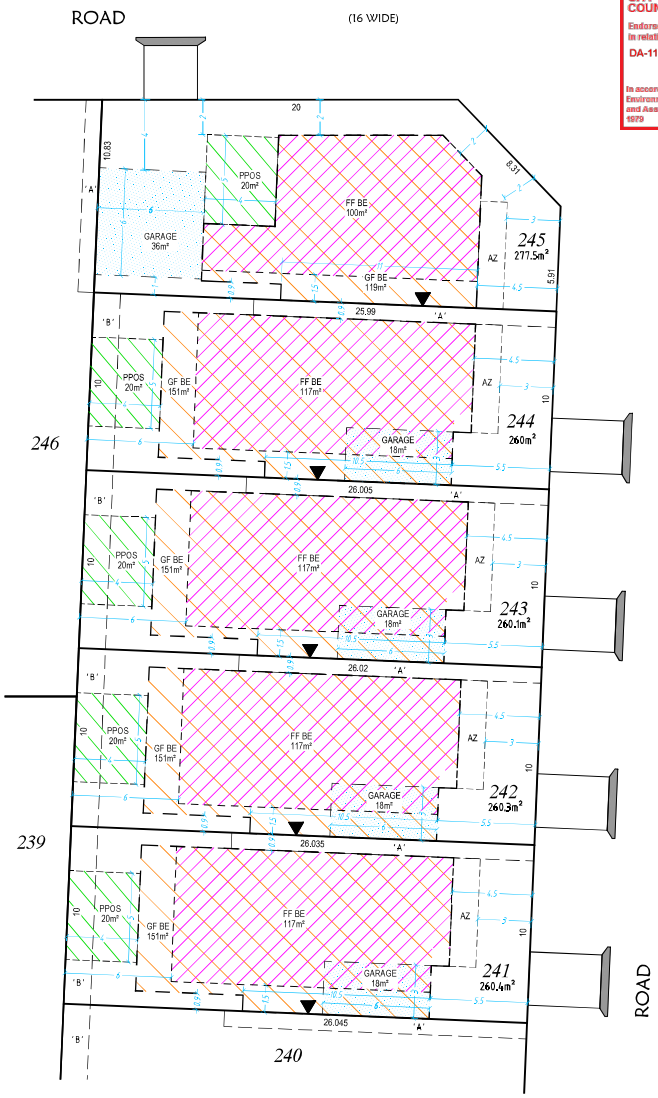

DIAGRAM - 2
BEP - LOTS (241 TO 244)

NOTE:

PLAN **NOT** FOR NSW LRS INVESTIGATION

PRELIMINARY PLAN ONLY LOT DIMENSIONS AND AREAS SUBJECT TO SURVEY & REGISTRATION OF THE FINAL PLAN AT NSW LRS

PROPOSED EASEMENT LOCATIONS ARE **INDICATIVE ONLY** & SUBJECT TO DEVELOPMENT CONSENT, DETAILED DESIGN, CONSTRUCTION, SURVEY & REGISTRATION OF THE FINAL PLAN AT NSW LRS

'A' - EASEMENT FOR ACCESS, MAINTENANCE & OVERHANG 0.9 WIDE
'B' - EASEMENT TO DRAIN WATER 1.5 WIDE
'E' - RESTRICTION ON THE USE OF LAND

NOTE:
- UNLESS NOTED OTHERWISE ALL MINIMUM SIDE BOUNDARY SETBACKS ARE 0.9m
- BUILDING ENVELOPES SHOWN ARE AREAS WITHIN MINIMUM SETBACKS & UNDER MAXIMUM SITE COVERAGE, MINIMUM LANDSCAPED AREAS & SOLAR ACCESS HAVE NOT BEEN CONSIDERED
- UNLESS NOTED OTHERWISE REAR SETBACK IS REQUIRED TO BE 6m, BUT MAY BE MORE ON THE PLAN TO ACHIEVE REQUIRED SITE COVERAGE.

LEGEND

- DENOTES MINIMUM BUILDING ENVELOPE SETBACK
- DENOTES POSSIBLE GROUND FLOOR BUILDING ENVELOPE INCLUDING GARAGE AREA
- DENOTES POSSIBLE FIRST FLOOR BUILDING ENVELOPE
- DENOTES POSSIBLE PREFERRED PRIVATE OPEN SPACE
- DENOTES POSSIBLE BUILDING ARTICULATION ZONE
- DENOTES ZERO LOT BOUNDARY

PRELIMINARY

LIVERPOOL CITY COUNCIL
Endorsed document in relation to:
DA-1118/2021-07
In accordance with the Environmental Planning and Assessment Act 1979

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AMEND. No.	DATE	DETAILS
01	14/09/2021	DENSITY CALCULATION AMENDED
00	03/09/2021	PRELIMINARY ISSUE

Project: BEP PLAN
PLAN OF SUBDIVISION OF LOTS 690 & 691 D.P.2475, LOTS 706 & 707 D.P.2475 AND LOTS 708 & 709 D.P.2475

Principal: THIRTEENTH AVE 230 PTY LTD ATF CROWN TRUST 53
Scale: 1:150 | Date: 3/09/2021 | Council Ref.
Datum: A.H.D. | L.G.A.: LIVERPOOL
Calc's: S.A. | Drawn: A.K.P. | Proj.Man.: V.R. | Client Ref.

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Our Ref. 188-20
Dwg File Ref. (Rev) - Sheet Ref.
188-20G L01 [01] DA - BEP Plan 1

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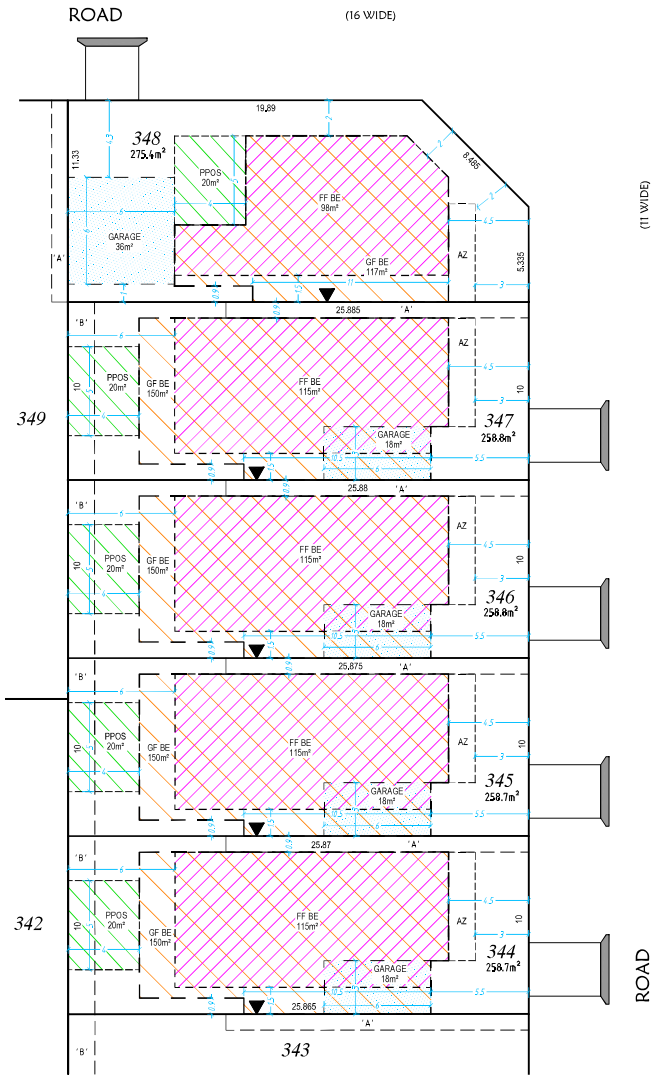

DIAGRAM - 4
BEP - LOTS (344 TO 347)

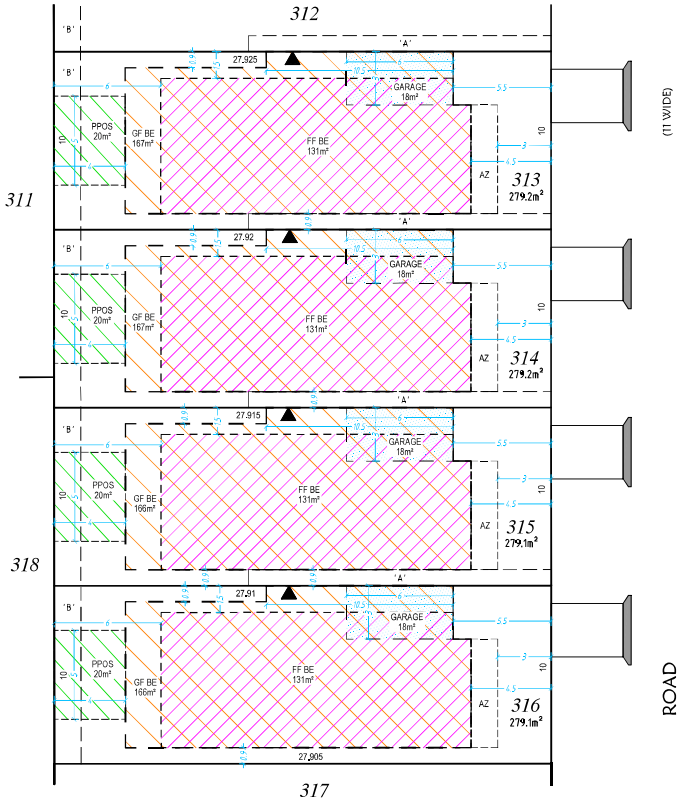

DIAGRAM - 5
BEP - LOTS (313 TO 316)

NOTE:

PLAN **NOT** FOR NSW LRS INVESTIGATION

PRELIMINARY PLAN ONLY LOT DIMENSIONS AND AREAS SUBJECT TO SURVEY & REGISTRATION OF THE FINAL PLAN AT NSW LRS

PROPOSED EASEMENT LOCATIONS ARE **INDICATIVE ONLY** & SUBJECT TO DEVELOPMENT CONSENT, DETAILED DESIGN, CONSTRUCTION, SURVEY & REGISTRATION OF THE FINAL PLAN AT NSW LRS

'A' - EASEMENT FOR ACCESS, MAINTENANCE & OVERHANG 0.9 WIDE
'B' - EASEMENT TO DRAIN WATER 1.5 WIDE

NOTE:
- UNLESS NOTED OTHERWISE ALL MINIMUM SIDE BOUNDARY SETBACKS ARE 0.9m
- BUILDING ENVELOPES SHOWN ARE AREAS WITHIN MINIMUM SETBACKS & UNDER MAXIMUM SITE COVERAGE, MINIMUM LANDSCAPED AREAS & SOLAR ACCESS HAVE NOT BEEN CONSIDERED
- UNLESS NOTED OTHERWISE REAR SETBACK IS REQUIRED TO BE 6m, BUT MAY BE MORE ON THE PLAN TO ACHIEVE REQUIRED SITE COVERAGE.

LEGEND

- DENOTES MINIMUM BUILDING ENVELOPE SETBACK
- DENOTES POSSIBLE GROUND FLOOR BUILDING ENVELOPE INCLUDING GARAGE AREA
- DENOTES POSSIBLE FIRST FLOOR BUILDING ENVELOPE
- DENOTES POSSIBLE PREFERRED PRIVATE OPEN SPACE
- DENOTES POSSIBLE BUILDING ARTICULATION ZONE
- DENOTES ZERO LOT BOUNDARY

PRELIMINARY

LIVERPOOL CITY COUNCIL
Endorsed document in relation to:
DA-1118/2021-07
In accordance with the Environmental Planning and Assessment Act 1979

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AMEND. No	DATE	DETAILS
01	14/09/2021	DENSITY CALCULATION AMENDED
00	03/09/2021	PRELIMINARY ISSUE

DIAL 1100 BEFORE YOU DIG

Project: BEP PLAN
PLAN OF SUBDIVISION OF LOTS 690 & 691 D.P.2475, LOTS 706 & 707 D.P.2475 AND LOTS 708 & 709 D.P.2475

Principal: THIRTEENTH AVE 230 PTY LTD ATF CROWN TRUST 53			
Scale: 1:150	Date: 3/09/2021	Council Ref.	
	Datum: A.H.D.	L.G.A.: LIVERPOOL	
Calc's: S.A.	Drawn: A.K.P.	Proj.Man.: V.R.	Client Ref.

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